

Pond and Meadow:

1. Motorized wheeled vehicles are not allowed on the meadow, with the exception of wheelchairs and emergency and service vehicles.
2. Water may be drawn from the wellhead near the community center by all owners; the well itself is owned privately.
3. Because of liability issues, no swimming is allowed in the pond.
4. The green metal container at the end of the pond is for access by authorized personnel (fire department) only. Similarly, the hydrant on Porcupine Trail may be accessed only by LCVFD personnel.
5. Gates at the end of the pond are to be kept closed and chained during the time that cattle are present in the National Forest (roughly May 1 to October 15).

Roads:

6. The speed limit is 15 MPH on all roads within Thompson Ridge Estates.
7. In order to allow access by emergency vehicles, private vehicles may not block the road. Vehicles other than those belonging to the La Cueva Volunteer Fire Department may not park in the driveway at the fire station.
8. Owners are responsible for preventing runoff from their property from damaging the road. Ditches and culverts adjacent to the property should be kept free of debris.
9. Snow removal will be requested after 6" of snowfall. This will be adjusted as necessary to minimize unnecessary calls.

Fire and Safety:

10. Owners should maintain their lots in a manner consistent with safe Firewise practices. This includes thinning and removal of dead and down timber on a regular basis.
11. Thompson Ridge Estates will follow the more restrictive of Forest Service or county burning regulations. When burn restrictions are in effect, signs will be posted near the community center on the meadow and at the South and East Entrances.

General:

12. Owners are reminded that Sandoval County has leash laws and that animals may not run at large.
13. Quiet hours are from 10 PM to 7 AM.
14. The primary means for contacting owners is through the website and email. Please provide the secretary with a current email address and update it as soon as possible.
15. Owners should be aware of Santa Fe National Forest restrictions on motorized vehicle access. This limits vehicles to forest service roads only and parking campers, trailers, and vehicles no more than 30' from the road except in designated locations. Campers who wish to camp further in may do so if they carry their gear in by foot.

Thanks for making Thompson Ridge a great place to be!